

## Billings County Zoning Meeting August 18, 2016

**Members present:** Anita Kessel, Cathy Cerkoney, Joseph Kessel, Steven Klym, Connie Kasian and Karen Putnam.

**Members absent:** John Tczap

**Others present:** Tax & Zoning Director Stacey Swanson, Deputy Tax & Zoning Director Juliana Pemberton, Tammy Simnioniw, Tom Hutzenbiler, Mary Poe, Bobbi Perez, Mike Beaudoin, John Hild, Jeremy Bulger.

The meeting was called to order by Vice-Chairman Anita Kessel at 1:00pm.

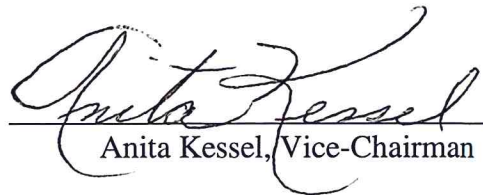
Connie Kasian moved to approve the minutes from the July 21, 2016 regular zoning meeting. Steven Klym seconded. All voted aye.

Billings County School District: Application to construct a cold storage building on a 4 acre tract in the SW1/4SW1/4 11-142-99 (1996 Hwy 85 SW, South Fairfield). Also requested is a variance for the setback requirements, structure is proposed to be 210' from the center of Highway 85. Tammy Simnioniw and Tom Hutzenbiler were present on behalf of the school district. Discussion ensued regarding the height of the building which will be smaller than the principal building. Steve Klym moved to approve the application and variance. Connie Kasian seconded. All voted aye.

Legacy Hills, LLC; Tawnya Bulger and Tanya McFarland: Application to rezone a 21 acre tract in the NE1/4SE1/4 section 34-140-102 (3565 East River Rd) from Agriculture to Commercial for a destination event center with lodging. Also requested is a variance to allow horses on the 21 acre tract. Property is currently owned by Gary Peterson and Robert Bristlin. Jeremy Bulger was present on behalf of Tawnya Bulger. Discussion ensued regarding Southwest District Health permitting, parking requirements, and the ownership of the property. Prior to the Billings County Commission decision, ownership of the property will need to be finalized. Sewer and water plans, a road to the site that can accommodate emergency services and a parking plan will need to be addressed. As this application is for a rezoning of the property and not a building permit, Cathy Cerkoney moved to approve the rezoning request contingent upon signed documents being received to clear ownership. Karen Putnam seconded and amended to include a contingency of allowing no more than 4 horses on the property for commercial use and no boarding stables. Steven Klym seconded. All voted aye.

Director Swanson gave out a 2016 planning and zoning activity, and went over information received regarding the proposed Highway 85 expansion project.

With there being no further business, Anita Kessel adjourned the meeting at 2:15.



Anita Kessel, Vice-Chairman



Marcia Lamb, Secretary